

Ordinance No. 2021-23

An ordinance amending city code section 400 regarding subdivisions

The City of Minnetonka Ordains:

Section 1. Section 400, Subdivision Regulations, is amended as follows:

SECTION 400.030. DESIGN STANDARDS.

In evaluating a subdivision, the city will consider its compliance with the following standards:

1. General Standards

- a) The preliminary plat must incorporate all contiguous property held under common ownership. The final plat may cover only a portion of the preliminary plat, provided it is in compliance with the preliminary plat and other standards of this ordinance.
- b) The plat must take into consideration access to existing streets and future extension of streets where appropriate.
- c) All lots within the plat must be regularly, compactly, and intuitively shaped, with side property lines generally arranged at right angles or radial, to front property lines. A lot is not considered regularly, compactly and intuitively shaped if oddly deflecting property lines, very narrow or very deep areas, or other obvious design devices are used for the sole purpose of achieving minimum lot areas or dimensions required by this ordinance.
- d) All lots within the plat must have frontage on the public right-of-way from which the lot will have access.
- e) All registered land surveys in the city must be presented in the form of a preliminary plat in accordance with the standards set forth in this ordinance for preliminary plats. Unless plat approval has been received in accordance with the standards and process set forth in this ordinance, building permits will be withheld for buildings on tracts which have been subdivided

The ~~stricken~~ language is deleted; the single-underlined language is inserted.

by registered land surveys and the city may refuse to take over tracts as streets or roads or to improve, repair or maintain any such tracts unless so approved.

6. Lot Standards.

c) In all zoning districts:

1) All lots must have a minimum of 30 feet in width at the rear lot line.

2) Double-frontage, or lots that abut two parallel streets, are not permitted except where lots back on arterial streets or highways, or where topographic or other conditions render subdivision otherwise unreasonable. Double frontage lots must have an additional depth of at least 20 feet in order to allow space for screen planting along the rear lot line.

3) Lot remnants that are below the minimum lot size must be added to adjacent or surrounding lots rather than be allowed to remain as an unusable outlot or parcel unless the owner can show acceptable plans for the future use of the remnants. The city may require covenants to be recorded that provide reasonable assurance that the remnant lots will be maintained and that real estate taxes will be paid.

Section 2. This ordinance is effective immediately.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Oct. 18, 2021.

DocuSigned by:



Brad Wiersum, Mayor

Attest:

DocuSigned by:



Becky Koosman, City Clerk

Action on this Ordinance:

Date of introduction: July 26, 2021

Date of adoption: Oct. 18, 2021

Motion for adoption: Kirk

Seconded by: Calvert

Voted in favor of: Coakley, Kirk, Schack, Carter, Calvert, Schaeppi, Wiersum

Voted against:

The ~~stricken~~ language is deleted; the single-underlined language is inserted.

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Abstained:

Absent:

Ordinance adopted.

Date of publication:

I certify that the foregoing is a correct copy of an ordinance adopted by the city council of the City of Minnetonka, Minnesota at a regular meeting held on Oct. 18, 2021.

Becky Koosman, City Clerk

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CITY OF MINNETONKA
14600 MINNETONKA BLVD.
MINNETONKA, MN 55345

NOTICE OF ADOPTION OF ORDINANCE NO. 2021-23

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that on Oct. 18, 2021, the Minnetonka City Council adopted Ordinance No. 2021-23, city code section 400 regarding subdivisions. The new language was added to ensure proposed lots are more “regularly” shaped. A full copy of the Ordinance is available on the city’s website (www.minnetonkamn.gov). A copy may also be obtained by standard or electronic mail by contacting the city clerk at 952-939-8200 or bkoosman@minnetonkamn.gov.

DocuSigned by:

Becky Koosman

Becky Koosman, City Clerk